

**BOARD OF ZONING ADJUSTMENT
VIRTUAL PUBLIC HEARING AGENDA
WEDNESDAY, JUNE 3, 2026
Virtual Hearing via WebEx
9:30 AM**

TO CONSIDER THE FOLLOWING: The Board of Zoning Adjustment will adhere to the following schedule but reserves the right to hear items on the Agenda out of turn.

1. Application No. 21405 of Azanach Haile

Relief:

- Special Exception under the residential use alley lot access requirements of Subtitle U § 601.1(f)(4), pursuant to Subtitle U § 601.1(f) and Subtitle X § 901.2
- Area Variance from the new alley record lot frontage requirements of Subtitle C § 306.1(a), pursuant to Subtitle X § 1002
- Area Variance from the new alley record lot minimum alley width requirements of Subtitle C § 306.1(b), pursuant to Subtitle X § 1002
- Special Exception from the alley lot minimum side yard requirements of E § 5100.1(d), pursuant to Subtitle E § 5201 and Subtitle X § 901.2

Project: To subdivide an alley tax lot into two alley record lots and to construct on each lot a two-story plus basement principal row dwelling in the RF-1 zone.

Address: 3207 6th Street, NW (Square 3046, Lot 808)

ANC: 1E-02

2. Application No. 21406 of Consys, Inc.

Relief:

- Special Exception from the minimum vehicle parking requirements of Subtitle C § 701.5, pursuant to Subtitle C § 703.2 and Subtitle X § 901.2
- Special Exception under the zone boundary line crossing a lot requirements of Subtitle A § 207.2, pursuant to Subtitle X § 901.2

Project: To construct a new, detached, four-story plus penthouse and roof deck, 36-residential unit, mixed-use building in the MU-4/RA-1 zones.

Address: 2502 Martin Luther King Jr. Avenue, SE (Square 5868, Lot 175)

ANCs: 8A-06 and 8B-04

3. Application No. 21415 of Robert Kyle Bivens and Jose Duron Milla

Relief:

- Special Exception under the residential conversion requirements of Subtitle U § 320.2, pursuant to Subtitle X § 901.2
- Special Exception from the rear yard requirements of Subtitle E § 207.1, pursuant to Subtitle E § 5201 and Subtitle X § 901.2

Project: To construct a two-story plus cellar rear addition, and convert to a 3-unit apartment house, an existing semi-detached, three-story plus cellar, principal dwelling unit in the RF-1 zone.

Address: 1300 Girard Street, NW (Square 2860, Lot 68)

ANC: 1A-09

4. Application No. 21416 of Eastern Avenue Holdings III, LLC

Relief:

- Special Exception under the new residential development standards of Subtitle U § 421, pursuant to, pursuant to Subtitle X § 901.2
- Special Exception under the voluntary inclusionary development standards of Subtitle F § 201.4 pursuant to Subtitle X § 901.2

Project: To construct a three-story plus rear addition and construct nine additional dwelling units, to an existing, detached, three-story 15-unit apartment house in the RA-1 zone.

Address: 1342 Eastern Avenue NE (Sq. 5172, Lot 0809)

ANC: 7C-07

5. Application No. 21418 of Alexandra Bloom and Aron Szapiro

Relief:

- Special Exception under the rear addition requirements of Subtitle E § 207.5, pursuant to Subtitle X § 901.2
- Special Exception from the lot occupancy requirements of Subtitle E § 210.1, pursuant to Subtitle E § 5201 and Subtitle X § 901.2
- Special Exception from the accessory building requirements of Subtitle E § 5004.1(b), pursuant to Subtitle E § 5201 and Subtitle X § 901.2

Project: To construct a rear addition and a one-story accessory structure to an existing, attached, two-story, principal dwelling unit in the RF-1 zone.

Address: 1427 D Street, SE (Square 1062, Lot 0104)

ANC: 6B-07

6. Application No. 21420 of Eastern Avenue Holdings III, LLC

Relief: Special Exception under the new residential development standards of Subtitle U § 421, pursuant to, pursuant to Subtitle X § 901.2

Project: To consolidate lots 800 and 801 and to construct a three-story plus cellar addition constructing an additional 18 units and combine two detached three-story plus cellar multifamily buildings with 29 units each into one 47-unit apartment house in the RA-1 zone.

Address: 1106 and 1112 Eastern Avenue, NE (Sq. 5201, Lots 800 and 801)

ANC: 7C-07

7. Application No. 21446 of S. Michele Swinson

Relief:

- Special Exception under the rear addition requirements of Subtitle E § 207.5, pursuant to Subtitle X § 901.2
- Special Exception from the lot occupancy requirements of Subtitle E § 210.1, pursuant to Subtitle X § 901.2

Project: To renovate an existing three-story plus basement principal row building in the RF-1 zone.

Address: 1324 Kenyon Street, NW (Square 2848, Lot 842)

ANC: 1A-06

THE FOLLOWING WILL NOT BE HEARD TODAY

1. Application No. 21378 of McKendree-Simms-Brookland United Methodist Church – Withdrawn
2. Application No. 21396 of 1124 Morse, LLC – Rescheduled to July 15, 2026

**PAUL GOLDSTEIN, MEMBER
MICHELLE POURCIAU, MEMBER
VACANT, MEMBER
MELISSA LINDSJO, MEMBER, NATIONAL CAPITAL PLANNING COMMISSION
A PARTICIPATING MEMBER OF THE ZONING COMMISSION
KEARA MEHLERT, SECRETARY TO THE BZA
SARA A. BARDIN, DIRECTOR, OFFICE OF ZONING**

This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at opengovoffice@dc.gov. 3 DCMR § 10409.2.